

STAFF REPORT
Meeting Date: April 21, 2004

Agenda Item 9

**LAFCO CASE
NAME & NO.**

LAFCO 04-03 Camarillo Sanitary District Annexation – Tract 4082

PROPOSAL:

The proposal includes the annexation of nine lots and portions of Mesa Drive and East Loop Drive into the Camarillo Sanitary District for sanitary sewer services.

SIZE:

Approximately 3.7 acres

LOCATION:

The proposal area is located southerly of Mesa Drive and westerly of East Loop Drive at the southwesterly corner of the intersection of Mesa Drive and East Loop Drive. The area is in the Camarillo Sanitary District's Sphere of Influence. The area is also within the Sphere of Influence of the City of Camarillo, but is not contiguous with existing City boundaries.

ASSESSOR'S PARCEL INFORMATION:

Parcel No.	Property Address	Property Owner
153-0-032-165	900 Mesa Drive	Donald & Pamela Adams
153-0-032-175	910 Mesa Drive	Glenn & Gina Harris
153-0-032-185	920 Mesa Drive	James & Margareta Horton Trust
153-0-032-195	930 Mesa Drive	Carl & Mana Tulberg
153-0-032-205	940 Mesa Drive	Marguerite Morgan Trust
153-0-032-215	950 Mesa Drive	Vernon & Patricia Simmen Trust
153-0-032-225	960 Mesa Drive	Joseph & Carol McGann
153-0-032-235	645 E. Loop Drive	Donald & Barbara Gardner
153-0-032-245	639 E. Loop Drive	Paul & Michael Ann Rockenstein

PROPONENT:

Camarillo Sanitary District, by Resolution

COMMISSIONERS AND STAFF

COUNTY:

Kathy Long
Linda Parks
Alternate:
Steve Bennett

CITY:

Evaristo Barajas, Chair
Don Waunch
Alternate:
John Zaragoza

SPECIAL DISTRICT:

Jack Curtis, Vice Chair
Dick Richardson
Alternate:
Ted Grandsen

PUBLIC:

Louis Cunningham
Alternate:
Kenneth M. Hess

EXECUTIVE OFFICER:

Everett Millais

LAFCO ANALYST:

Hollee Brunsky

OFFICE MANAGER/CLERK:

Debbie Schubert

LEGAL COUNSEL:

Noel Klebaum

NOTICE: This matter has been noticed as a PUBLIC HEARING as required by law.

RECOMMENDATIONS:

1. Certify that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption prepared by the Camarillo Sanitary District as lead agency, dated November 4, 2003, and determine that the proposal is exempt under Sections 15301 and 15319(a) of the CEQA Guidelines.
2. Provided no written opposition from registered voters or landowners within the affected territory is received prior to the conclusion of the hearing, waive further protest proceedings including subsequent protest and election proceedings, and adopt the attached resolution (LAFCO 04-03) making determinations and approving the Camarillo Sanitary District Annexation – Tract 4082.

GENERAL ANALYSIS:

1. Land Use:

A. Site Information

	Land Use	Zone District Classification	General Plan Designation
Existing	The individual lots are each developed with single-family residences.	County: RE - 10 (rural exclusive – 10,000 sq. ft. minimum lots); RE – 20 (rural exclusive – 10,000 sq. ft. minimum lots) City: NA	County: Existing Community/ Urban Reserve Overlay City: Low Density Residential
Proposed	No Change	No Change	No Change

B. Surrounding Land Uses and Zoning and General Plan Designations

The surrounding land uses, zoning and general plan designations are similar to the land uses, zoning and general plan designations for the proposal area, and reflect the same single-family residential characteristics.

C. Topography, Natural Features and Drainage

The area is relatively flat with a moderate slope from north to south. There are no significant natural features in the area.

D. Conformity with Plans

The area is within the Camarillo Sanitary District's Sphere of Influence. Because the area is within the City of Camarillo's Sphere of Influence the City's General Plan takes precedence. The existing single-family residential use of the area is consistent with the City of Camarillo's Low Density Residential General Plan designation.

The area is located within the SOAR and CURB boundaries for the City of Camarillo.

2. Impact on Prime Agricultural Land, Agriculture and Open Space:

A. Agricultural Land and Agriculture

The area is fully developed. There are no agricultural uses in the proposal area, or any surrounding agricultural uses.

B. Open Space

The proposal area is not considered open space or located within a greenbelt.

3. Population:

According to the County of Ventura Registrar of Voters, there are 18 registered voters in the proposal area. Because there are 12 or more registered voters within the proposal area, the area is considered as “inhabited” in terms of LAFCO proceedings.

Due to the number of registered voters within the proposal area this matter has been noticed as a public hearing. Further discussion about the law, notice and protest proceedings is contained in the Special Analysis section of this report.

4. Services and Controls – Need, Cost, Adequacy and Availability:

The area is currently receiving service from the Camarillo Sanitary District. The proposal is to finalize agreements with the Camarillo Sanitary District to annex to the District for connection to service. No change to the service to any lot will result from annexation to the District. Upon annexation to the District, however, the sanitary sewer user rate changes will decrease.

No change to any other existing service, including water service and school services, will result from this proposal.

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have been received from the proponent.

6. Assessed Value, Tax Rates and Indebtedness:

The assessed land value of each parcel per the 2003-2004 tax roll is:

Parcel No.	Property Address	Assessed Land Value
153-0-032-165	900 Mesa Drive	\$425,000
153-0-032-175	910 Mesa Drive	\$311,343
153-0-032-185	920 Mesa Drive	\$99,113
153-0-032-195	930 Mesa Drive	\$212,241
153-0-032-205	940 Mesa Drive	\$99,134
153-0-032-215	950 Mesa Drive	\$99,113
153-0-032-225	960 Mesa Drive	\$99,113
153-0-032-235	645 E. Loop Drive	\$99,113
153-0-032-245	639 E. Loop Drive	\$99,113

The proposal area is currently within tax rate area 75048 (tax rate of 1.078097). Upon annexation to Camarillo Sanitary District, the County Assessor has indicated that the area will be assigned to tax rate area 75061. This new tax rate area has the same tax rate as the current tax rate area. Thus, no changes to property taxes will result from this proposal.

The Camarillo Sanitary District has 1999 Revenue Refunding Bonds outstanding. A share of these bonds is paid through sanitary sewer user fees. As each parcel in the area is already connected to the Camarillo Sanitary District facilities, the property owners are already paying these user fees.

7. Environmental Impact of the Proposal:

The Camarillo Sanitary District is the lead agency for this proposal. The District found the proposal to be categorically exempt under Section 15301 (existing facilities) and Section 15319(a) (annexation of existing facilities) of the California Environmental Quality Act Guidelines. The categorical exemption is appropriate for the proposal as all lots involved have existing single-family residences and no land use changes will result from this proposal.

8. Regional Housing Needs

The proposal is for an annexation of a fully developed area into the Camarillo Sanitary District. This proposal will have no effect on the fair share of the regional housing needs for the City of Camarillo.

9. Landowner and Annexing Agency Consent

All the landowners in the proposal area have given their written consent for the annexation to the Camarillo Sanitary District.

SPECIAL ANALYSIS:

Protest Proceedings

When 100% of the affected landowners consent to a change of organization, such as an annexation, the law provides that the Commission may conduct proceedings without notice, hearing, or an election. In this instance, however, even though all the property owners have consented to the annexation, there are 12 or more registered voters residing in the proposal area (18 in this case). Due to this fact the law requires that the Commission can waive protest proceedings only if all registered voters and landowners within the affected area have been provided written notice of the LAFCO proceedings, including the fact that further protest proceedings may be waived, and only if before the conclusion of the meeting no landowner or registered voter files written opposition to the proposal.

Written notice to all landowners and registered voters within the proposal area has been provided for the hearing on this matter. In addition, although not legally required, all property owners and registered voters within 300 feet of the exterior boundaries of the proposal area have also received written notice of the hearing. Such notice would be required in any case should subsequent protest proceedings be necessary.

The recommendation to approve this proposal and to waive protest proceedings is based on the assumption that no landowner or registered voter within the proposal area will file a written objection before the conclusion of the April 21 meeting. If any landowner or any registered voter within the proposal area files a written protest before the conclusion of the April 21 meeting, then subsequent protest proceedings must be held and the attached recommended resolution will need to be modified accordingly to direct that such proceedings occur. Subsequent protest proceedings will involve further notice and at least an administrative protest hearing. Such additional actions require several months to complete. As is the case for all changes of organization and reorganizations, if a majority protest occurs all proceedings will be terminated.

If no landowner and no registered voter from within the proposal area files a written objection prior to the conclusion of the April 21 meeting, then the Commission can proceed as recommended. That is, the Commission can adopt the attached recommended resolution and all further protest proceedings, including any further notice, can be waived and the annexation can be finalized after the conclusion of the 30 day reconsideration and CEQA posting periods.

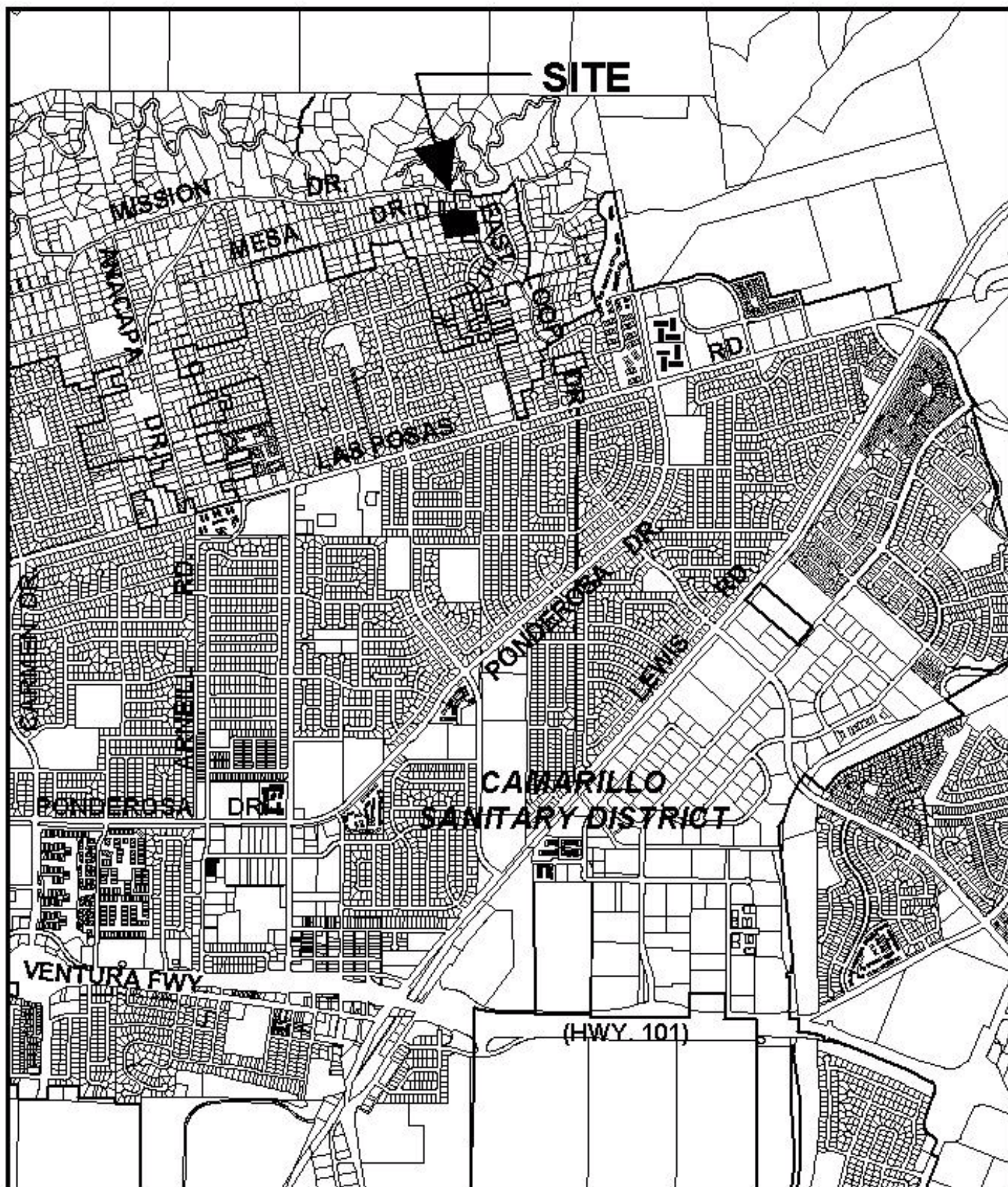
ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and the review of the materials submitted, determines that the boundaries of the proposal area should be modified, or that the proposal should be approved subject to any changes or additions to the terms and conditions recommended, a motion to approve should clearly specify any boundary changes and/or any changes or additions to the terms and conditions of approval.
- C. If any landowner or registered voter from within the proposal area files written opposition to the proposal, the Commission must conduct subsequent protest proceedings, and should direct staff to alter the attached resolution of approval accordingly to provide for such proceedings
- D. If the Commission, following public testimony and review of materials submitted with this application wishes to deny this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

PREPARED FOR THE COMMISSION BY:

Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
 (2) LAFCO 04-03 Resolution



LEGEND



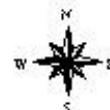
Existing Camarillo Sanitary District Boundary



Proposed Annexation Area

LAFCO 04-03

VICINITY MAP



CAMARILLO SANITARY DISTRICT ANNEXATION
TRACT 4082
(CSD ANNEXATION NO. 2003-04)

1"= 2000'

LAFCO 04-03

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CAMARILLO SANITARY
DISTRICT ANNEXATION - TRACT 4082**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the public hearing by the Commission of the proposal; and

WHEREAS, the proposal was duly considered on April 21, 2004, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable General and Specific Plans; and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has more than 12 registered voters and is considered inhabited; and

WHEREAS, prior to the conclusion of the hearing on this matter, no written opposition was received from any landowner or any registered voter within the affected territory, and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the Camarillo Sanitary District and within the affected territory, and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated April 21, 2004 is adopted.
- (2) Said annexation is hereby approved as submitted.

- (3) The subject proposal is assigned the following distinctive short form designation: **LAFCO 04-03 CAMARILLO SANITARY DISTRICT ANNEXATION – TRACT 4082.**
- (4) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.
- (5) The Commission has reviewed and considered the lead agency's determination that the proposal is categorically exempt under Section 15301 (existing facilities) and Section 15319(a) (annexation of existing facilities) of the California Environmental Quality Act Guidelines, and finds the proposal to be categorically exempt under sections 15301 and 15319(a).
- (6) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency under Section 15062.
- (7) Pursuant to Government Code Section 56663(d), written notice of the Commission proceedings has been provided to all registered voters and landowners within the affected territory and no written opposition from registered voters or landowners with the affected territory has been received, and all affected agencies that will gain territory as a result of the proposal have consented in writing to the waiver of protest proceedings. The Commission hereby waives protest proceedings entirely.

This resolution was adopted on April 21, 2004.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

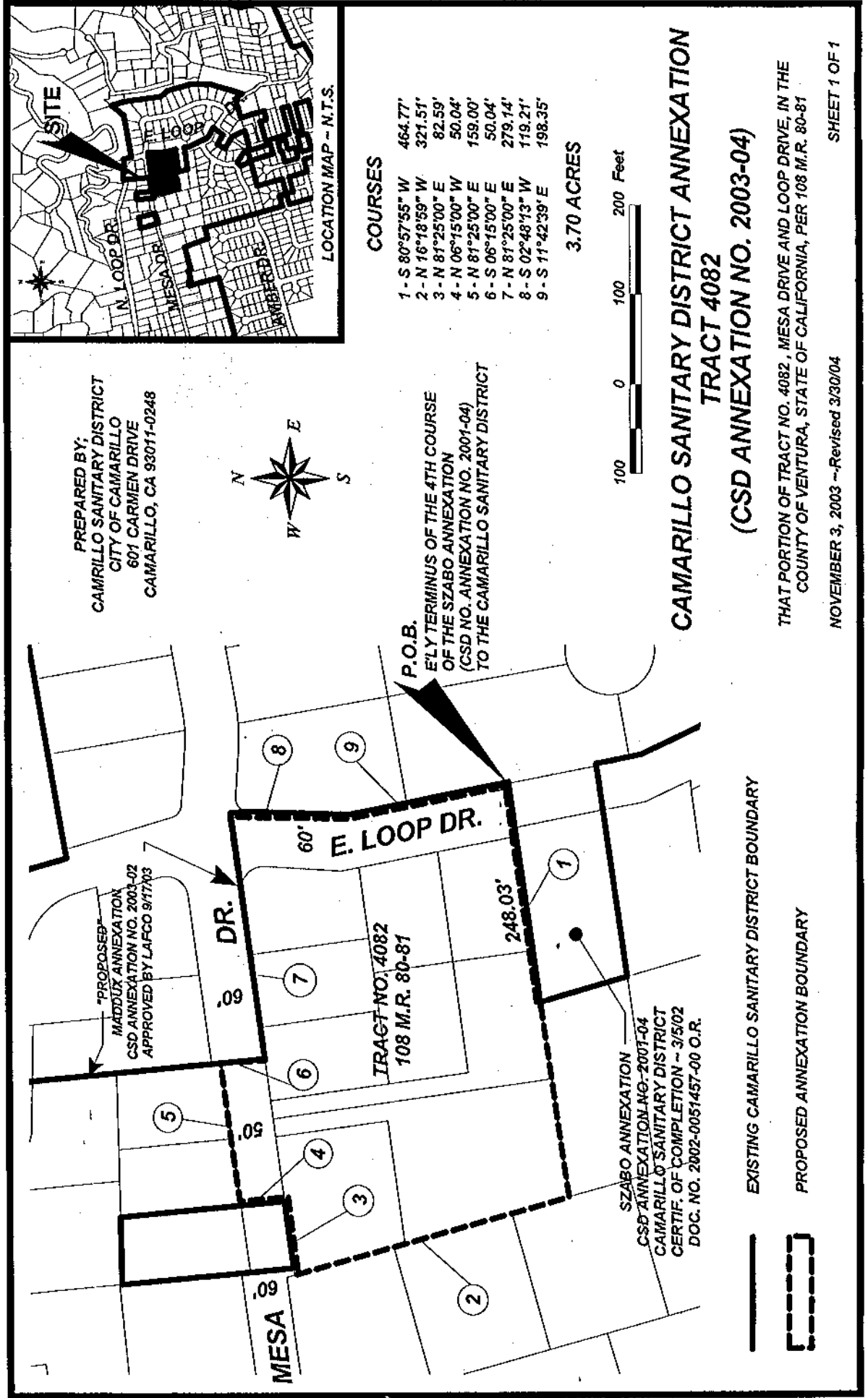
Copies: Camarillo Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Bill Rawlins*

Date: 3/30/04

EXHIBIT A 04-03



CAMARILLO SANITARY DISTRICT ANNEXATION
TRACT 4082
(CSD ANNEXATION NO. 2003-04)

EXHIBIT A

04-03

That portion of Tract No. 4082, Mesa Drive and Loop Drive, in the County of Ventura, State of California, as said Tract No. 4082, Mesa Drive and Loop Drive are shown on the map recorded in the Office of the County Recorder of said County in Book 108, Pages 80-81 of Miscellaneous Records, described as follows:

Beginning at the intersection of the easterly prolongation of the south line of said Tract No. 4082 and the east line of said Loop Drive, 60.00 feet wide, said intersection being the easterly terminus of the 4th course of the Szabo Annexation (CSD Annexation No. 2001-04) to the Camarillo Sanitary District as shown and described in the Certificate of Completion recorded on March 5, 2002 in the Office of said County Recorder as Document No. 2002-0051457-00 of Official Records; thence, along said prolongation and south line and along the existing boundary of said Camarillo Sanitary District,

- 1st - South 80°57'55" West 464.77 feet, at 248.03 feet leaving said existing district boundary, at 464.77 feet the southwest corner of said Tract No. 4082; thence, along the west line of said Tract No. 4082,
- 2nd - North 16°18'59" West 321.51 feet to the south line of said Mesa Drive, 60.00 feet wide; thence, along said south line,
- 3rd - North 81°25'00" East 82.59 feet to a point, said point being in the existing boundary of said Camarillo Sanitary District; thence, along said existing boundary,
- 4th - North 6°15'00" West 50.04 feet to the north line of said Mesa Drive, 50.00 feet wide; thence, leaving said existing district boundary along said north line,
- 5th - North 81°25'00" East 159.00 feet to the proposed Camarillo Sanitary District boundary approved by the Local Agency Formation Commission Board on September 17, 2003, in the action entitled "Maddux Annexation (CSD Annexation No 2003-02) to the Camarillo Sanitary District"; thence, along said proposed district boundary by the following two courses:
- 6th - South 6°15'00" East 50.04 feet to said south line of said Mesa Drive; thence, along said south line and the easterly prolongation thereof,
- 7th - North 81°25'00" East 279.14 feet to said east line of said Loop Drive, 60.00 feet wide, said east line also being said existing district boundary; thence, along said east line and said existing district boundary by the following two courses:
- 8th - South 02°48'13" West 119.21 feet; thence,
- 9th - South 11°42'39" East 198.35 feet to the point of beginning and containing 3.70 acres.

Bill Rawlins
3/30/04